

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2017

SC 366515

FORM 'B'

Affidavit cum Declaration

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.रि.क. ८००००९४

13 JUN 2017

सक्षम अधिकारी

I, Harsh Chandra, an adult Indian Inhabitant having address at Keystone Realtors Private Limited, 702, "Natraj", M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069, duly authorized by Keystone Realtors Private Limited, hereinafter referred to as the "Promoter" of the proposed project vide authorization dated 18/05/2017, do hereby solemnly declare, undertake and state as under:

श्री. हेमंत सायंत

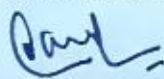
1. That the Promoter i.e. Keystone Realtors Private Limited has a legal title Report to the land lying and situate at CTS No. G/626 (Part) and G/164 (Part) of Village Bandra and Taluka Andheri ("the said Land") on which the development of the project "Rustomjee Paramount - Wing C" ("the Real Estate Project") is proposed

AND

a legally valid authentication of title of the said Land is provided/uploaded by the Promoter with "Form 'A' - Application for Registration of Project" with the Maharashtra Real Estate Regulatory Authority ("Authority").

2. That details of encumbrances and litigations with respect to the said Land are provided/uploaded by the Promoter with "Form 'A' – Application for Registration of Project" with the Authority.
3. That the time period within which the Real Estate Project shall be completed by the Promoter from the date of registration of the Real Estate Project is June 2021.
4. For ongoing project on the date of commencement of the Act
(i) That seventy per cent of the amounts to be realised hereinafter by the Promoter for the Real Estate Project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for the Real Estate Project have been utilised for the Real Estate Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Real Estate Project.
7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the rules, within seven days of the said changes occurring.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Keystone Realtors Private Limited


(Authorized Signatory)
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at MUMBAI on this 13th day of July, 2017

For Keystone Realtors Private Limited


(Authorized Signatory)
Deponent